

FILE - SFD26379
ZONING - PUD
PLAT - 15013

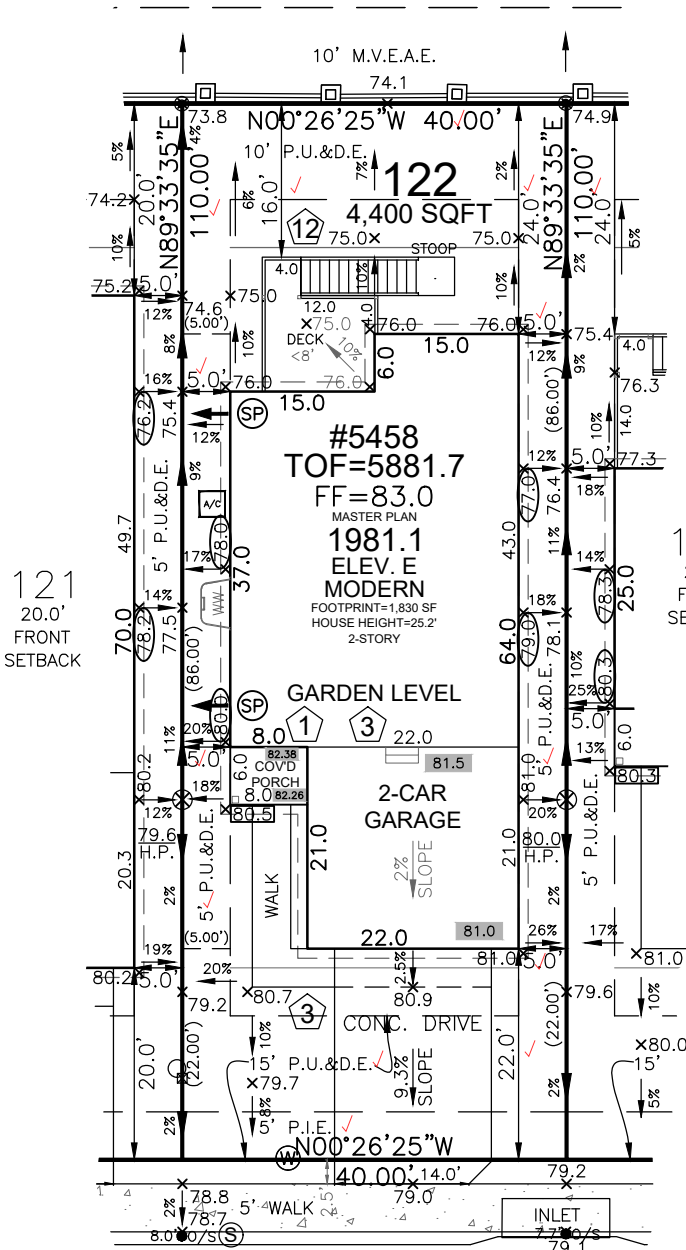


LOT 122

SCHEDULE NUMBER 5509301102

PLOT PLAN

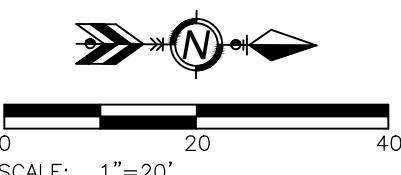
TRACT A



121
20.0'
FRONT
SETBACK

123
26.0'
FRONT
SETBACK

TRIPLE TREE STREET
50' R.O.W.



APPROVED
Plan Review

04/28/2026 9:50:38 AM

dsdmas

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

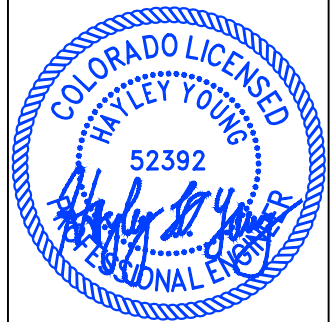
APPROVED
BESQCP

04/28/2026 9:50:57 AM

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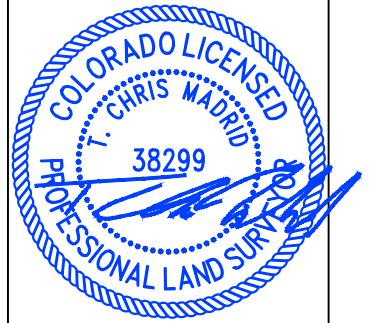
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Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



HAYLEY YOUNG, P.E.
DATE: 04.22.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 04.22.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

Released for Permit
04/24/2026 1:42:39 PM
Brent
ENUMERATION

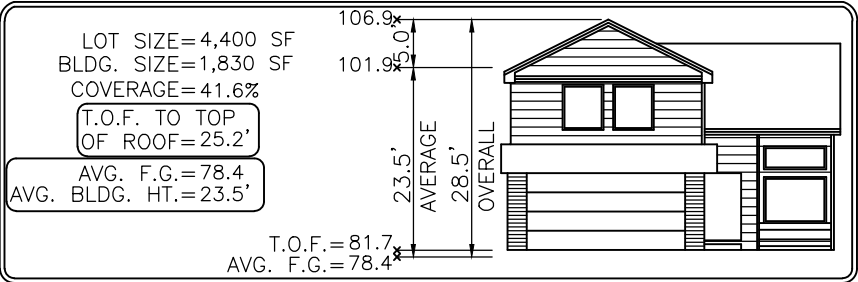
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 81.7
- GARAGE SLAB = 81.0
- GRADE BEAM = 12" (81.7 - 81.0 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"

WINDOW WELLS ARE CORRUGATED METAL AND DO NOT REQUIRE PERMISSION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE EASEMENT TO PROJECT INTO ANY DRAINAGE EASEMENT

LEGEND

- LOWERED FINISH GRADE:**
- (XX.X) HOUSE
 - (XX.X) PORCH
 - (XX.X) GARAGE/CRAWL SPACE
 - (XX.X) FOUNDATION STEP
 - (XX) CONCRETE
 - (X) RISER COUNT
 - (XX.XX) CONCRETE ELEVATION



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 1981.1-E/2-CAR/GARDEN LEVEL/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 3

COUNTY: EL PASO
 ADDRESS: 5458 TRIPLE TREE STREET
 04.22.26 / RIGHT / NAIL TO NAIL=84.00'
 Front 10': N=5740.5256 E=11838.5487
 Rear 10': N=5739.8802 E=11754.5512

MINIMUM SETBACKS:
 FRONT: 15' SIDE: 5'
 GARAGE: 20' SEP.: 10'
 REAR: 15'
 CORNER: 10'

DRAWN BY: DV **DATE: 04.22.26**

6841 South Yosemite Street #100
 Centennial, CO 80112 USA
 Phone: (303) 850-0559
 Fax: (303) 850-0711
 E-mail: info@bjsurveying.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 04.29.25

SITE



2023 PPRBC
2021 IECC Amended

Address: 5458 TRIPLE TREE ST, COLORADO SPRINGS

Parcel: 5509301102

Plan Track #: 212482 

Received: 24-Apr-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	462	
Lower Level 2	2068	
Main Level	1200	
Upper Level 1	781	
	4511	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

4/24/2026 1:42:56 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

04/25/2026 8:21:31 AM



CONSTRUCTION


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 9:51:57 AM



EPC Planning & Community Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.